

Re: LETTER FROM HOWARD/YANO ARCHITECTS WHICH APPEARED ON THE AGENDA FOR THE  
1986 NOVEMBER 17 MEETING OF COUNCIL (Item 4a) REQUESTING TITLE TO LANE  
AREAS - ROAD CLOSURE REFERENCE #9/84 AND SUBDIVISION REFERENCE #102/84

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning &  
Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1986 NOVEMBER 07  
FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: LETTER APPEARING ON THE AGENDA FROM HOWARD YANO ARCHITECTS ON  
BEHALF OF THE NEW VISTA SOCIETY REQUESTING TITLE TO LANE AREAS  
ROAD CLOSURE REFERENCE #9/84  
SUBDIVISION REFERENCE #102/84

RECOMMENDATION:

1. THAT this report be received for information.

BACKGROUND/SUMMARY:

In conjunction with Subdivision Application #102/84 and Rezoning Reference #6/84 the New Vista Society is proposing to consolidate a site at the corner of Rosewood Street and Mary Avenue to accommodate a new 51 unit seniors apartment building, as shown on the attached sketch. The rezoning has received Second Reading and the issue of the cost of the land for the sale and closure of the lanes which form part of the site has been raised by the developer in a letter to Council. Staff have, in the usual manner, obtained an estimate of value for the land which would be sold by the Municipality prior to consolidation. The New Vista Society is requesting that the land involved be granted rather than sold to them.

REPORT

On 1985 May 22 Council authorized the introduction of a Road Closing Bylaw to permit the consolidation of the site. The project was sent to a Public Hearing on 1984 June 19 and received Second Reading of the requisite Rezoning Bylaw on 1984 June 25.

Since 1984 the New Vista Society has held the rezoning in abeyance while Provincial funding for seniors housing was pursued by the Society. The project is once again active and the consolidation of the site is a necessary prerequisite to the redevelopment of the site.

The standard practice in situations where road or lanes are consolidated with adjacent land for the assembly of development sites is for the Municipality to complete the road or lane closing bylaw, obtain title and sell the lands based on market value to the developer or institution developing the land.

SUBDIVISION REFERENCE #102/84  
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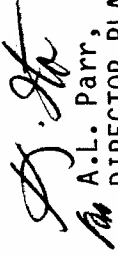
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|----------------------|----------|
| ITEM                 | 7        |
| MANAGER'S REPORT NO. | 69       |
| COUNCIL MEETING      | 86/11/24 |

While it is recognized that this project is being sponsored by the New Vista Society for seniors housing it is anticipated that this situation would be dealt with in a manner consistent with usual practice. In this case the land area involved is .061 ha (6,565.7 sq. ft.) which has been valued by the Municipal Solicitor at \$8.00 per square foot for a total market value of \$52,526.00.

Unless otherwise directed by Council, staff would proceed with the sale of the land, consistent with other road and lane closure situations.

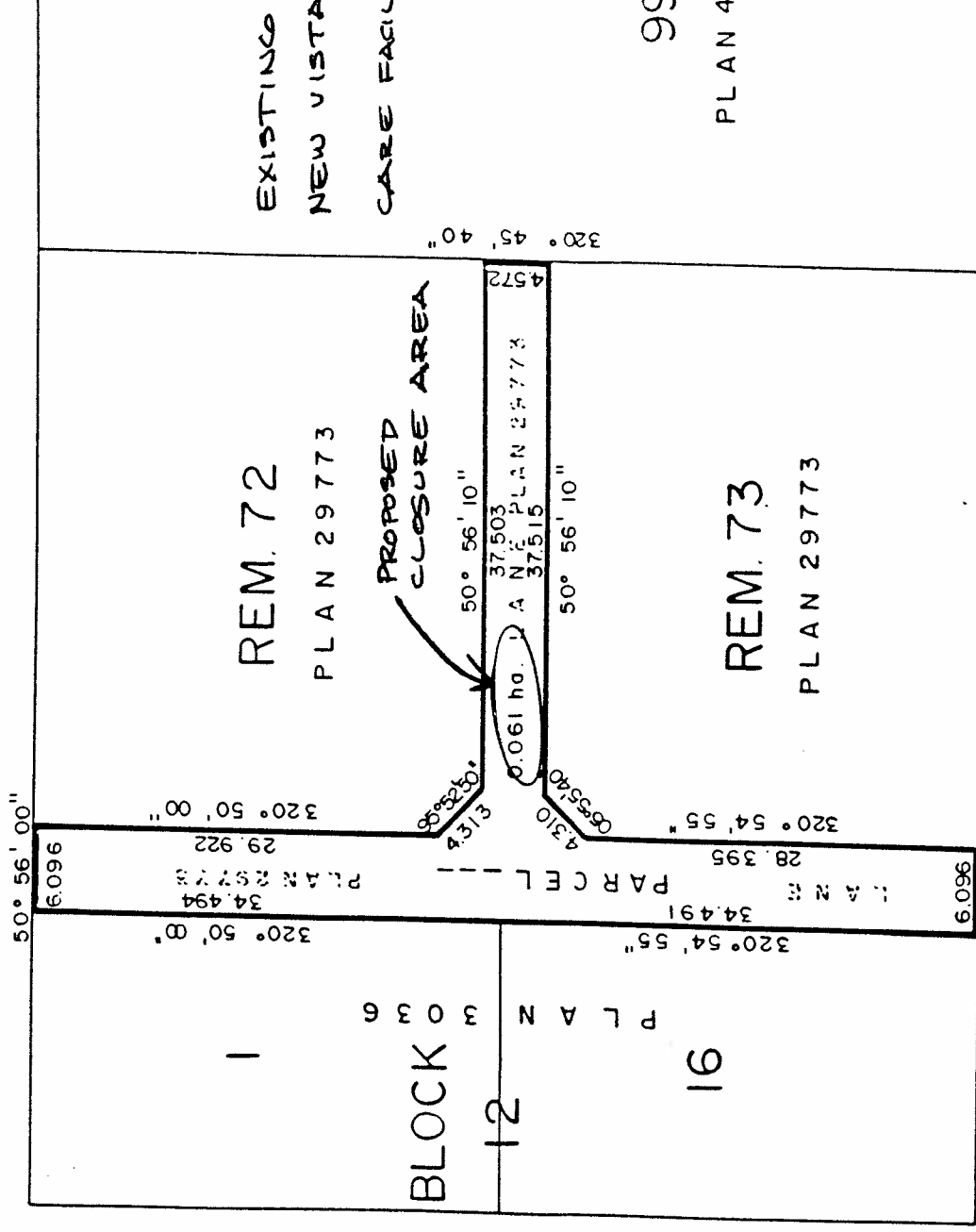
  
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cc: Municipal Solicitor



A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

ROSEWOOD STREET



MARY AVENUE

REM. 72  
PLAN 29773

PROPOSED  
CLOSURE AREA

0.061 ha. PLAN 29773

REM. 73  
PLAN 29773

99  
PLAN 4'

EXISTING  
NEW VISTA  
CARE FACILITY

HOLLY STREET

REM. 74  
PLAN 29773

PLAN 3036

118

BLOCK 13

S.D. REF 102/84

R.C. REF 9/84

NEW VISTA SOCIETY

ding to

Bearings are Astronomic and derived  
from Plan 29773

SKETCH #1

